005.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	948,700 / 948,700
					USE VALUE:	948,700 / 948,700
					ASSESSED:	948,700 / 948,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
98	-100	BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BIRMINGHAM MARY JANE
Owner 2:	
Owner 3:	
Street 1:	98 BROOKS AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BIRMINGHAM MARY JANE--ETAL -
Owner 2:	BIRMINGHAM TIMOTHY J -
Street 1:	98 BROOKS AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,858 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Aluminum Exterior and 2366 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7858.000	424,100		524,600	948,700
Total Card	0.180	424,100		524,600	948,700
Total Parcel	0.180	424,100		524,600	948,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.97 | /Parcel: 400.9

Legal Description

User Acct 4630

GIS Ref

GIS Ref

Insp Date 11/04/17

Entered Lot Size

Total Land:

Land Unit Type:

!494!

PREVIOUS ASSESSMENT

Parcel ID 005.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	424,200	0	7,858.	524,600	948,800	948,800	Year End Roll	12/18/2019
2019	104	FV	329,000	0	7,858.	557,400	886,400	886,400	Year End Roll	1/3/2019
2018	104	FV	329,000	0	7,858.	406,600	735,600	735,600	Year End Roll	12/20/2017
2017	104	FV	308,500	0	7,858.	354,100	662,600	662,600	Year End Roll	1/3/2017
2016	104	FV	308,500	0	7,858.	301,600	610,100	610,100	Year End	1/4/2016
2015	104	FV	274,700	0	7,858.	295,100	569,800	569,800	Year End Roll	12/11/2014
2014	104	FV	274,700	0	7,858.	242,600	517,300	517,300	Year End Roll	12/16/2013
2013	104	FV	285,900	0	7,858.	230,800	516,700	516,700		12/13/2012

PRINT

Date	Time
12/10/20	16:16:44

LAST REV

Date	Time
12/04/17	10:41:43
ekelly	
494	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BIRMINGHAM MARY	39234-539		5/19/2003	Family	168,000	No	No		
	20503-340		4/1/1990		258,000	No	No		Y

USER DEFINED

Prior Id # 1:	4630
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2017	MEAS&NOTICE	HS	Hanne S
4/30/2009	Meas/Inspect	372	PATRIOT
10/19/1999	Inspected	267	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7858		Sq. Ft.	Site		0	80.	0.83	1									524,594						524,600	

Total AC/HA: 0.18039 | Total SF/SM: 7858 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 524,594 | Spl Credit | Total: 524,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	MAUVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09378695
Const Adj.:	0.98980200
Adj $ / SQ:	184.048
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	614671
Depreciation:	190548
Depreciated Total:	424123

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	2	HB					

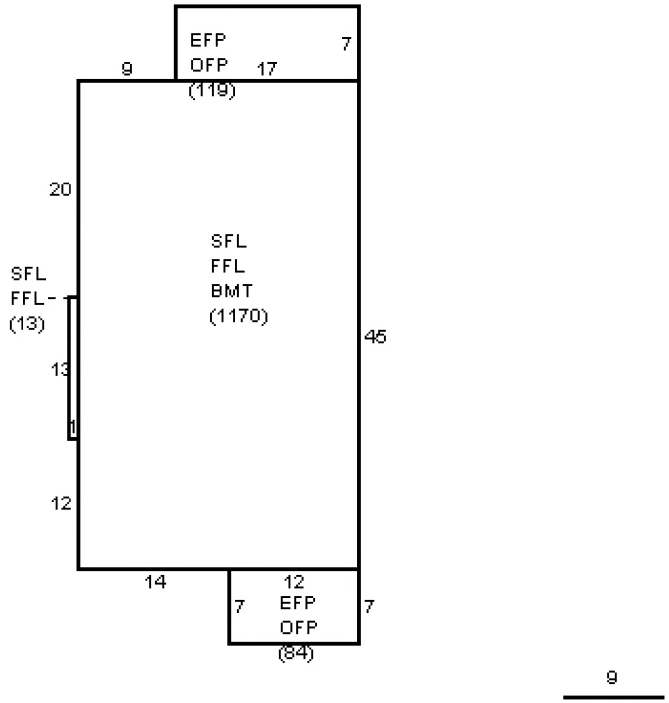
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	184.05
Special Features:	0	Val/Su Net:	107.58
Final Total:	424100	Val/Su SzAd	179.25

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,183	184.050	217,728
SFL	Second Floor	1,183	184.050	217,728
BMT	Basement	1,170	55.210	64,601
EFP	Enclos Porch	203	40.220	8,165
OFP	Open Porch	203	24.380	4,949

Net Sketched Area:	3,942			Total:	513,171
Size Ad	2366	Gross Are	3942	FinArea	2366

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

005.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc